

**SUBDIVISION REVIEW BOARD  
Monday, February 6, 2006**

Minutes of the Regular Session of the County Subdivision Review Board held in the Board of Supervisors Chambers, County Government Center, San Luis Obispo, CA, at 8:45 a.m.

**Present:** Laurie Salo, Richard Marshall, Aeron Arlin-Genet, John Euphrat

**Absent:** John Nall

The meeting is called to order by Chairman Euphrat.

The following action minutes are listed as they were acted upon by the Subdivision Review Board and as listed on the agenda for the Regular Meeting of February 6, 2006, 2006, together with the maps and staff reports attached thereto and incorporated therein by reference.

PUBLIC COMMENT: No one coming forward.

**Richard Marshall, Public Works:** Announces Mike Goodwin's replacement and SRB alternate, Glenn Marshall.

**Glenn Marshall, Public Works:** Introduces himself to the board.

**CONSENT AGENDA**

**Eric Greening:** Has correction to item B. on pages B-5 and B-8.

**Ms. Arlin-Genet:** Has correction to item A, on Page A-11.

**Thereafter, on motion of Mr. Marshall, seconded by Ms. Salo, and on the following roll call vote:**

**AYES:** Mr. Marshall, Ms. Salo, Ms. Arlin-Genet, and Chairman Euphrat

**NOES:** None

**ABSENT:** Mr. Nall

**Consent items a., b., c., d., e., f., g., and h., are approved as recommended by the county Subdivision Review Board as amended and are available on file at the office of the county Planning and Building department.**

- a. Minutes of September 12, 2005 / SRB
- b. Minutes of October 3, 2005 / SRB
- c. Minutes of November 7, 2005 / SRB
- d. Minutes of December 5, 2005 / SRB
- e. **Lot Line Adjustment COAL 01- 0319 (S010065L)** Request from **CASEY KEMPENAR/ TRI-M RENTAL GROUP** for a **1st time extension** for lot line adjustment COAL 01-0319 to adjust the lot lines between two parcels of 424 and 209 acres each. The adjusted parcels will be 449 and 184 acres each. The site is located on the southerly end of Rancho El Suey at the confluence of Cuyama River and Santa Maria River, est of the City of Santa Maria in the South County (Rural) Planning Area. Supervisorial District 4.
- f. **Parcel Map CO 03-0189 (S030031P)** Request from **JOHN P. SHOALS and JOHN APODACA** for a **1st time extension** for tentative parcel map CO 03-0189, to subdivide an existing 10 acre parcel into two parcels of approximately five acres each . The site is

located at 455 West El Campo Road, approximately 1,200 feet east of El Campo/ Halcyon Road intersection, south of the City of Arroyo Grande, in the South County (Rural) planning area. Supervisorial District 4.

- g. **Parcel Map CO 03-0232 (SO30041P)** Request from **KING VENTURES** for a **1st time extension** for tentative parcel map CO 03-0232. The site is located on both the north and south bound sides of Avila Beach Drive, approximately 2500 feet west of Ontario Road in the San Luis Bay (Inland) planning area. APN: 076-231-056. Supervisorial District 3.
- h. **Parcel Map CO 99-0159 (S990214P)** Request from **ROBIN GRATTAN ETAL** for a **3rd time extension** for tentative parcel map CO 99-0159, a two lot subdivision of approximately 5.53 and 0.8 acres in size into four parcels of 2.72, 1.79, 1.06 and 0.76 acres each. The site is located immediately east of the Central Business District, west of the Southern Pacific Railroad right-of-way between 2<sup>nd</sup> and 6<sup>th</sup> streets in the community of Templeton, in the Salinas River Planning Area. Supervisorial District 1.

1. This being the time set for hearing to consider a request by **DOMHILDUR KRICHEVSKY** for a Tentative Parcel Map to subdivide an existing one acre parcel into four parcels ranging in size from 10,000 to 13,587 square feet, for the purpose of sale and/or development. The project includes off-site road improvements to Melanie Lane. The project will result in the disturbance of approximately 35,000 square feet of the one acre parcel. The division will create one on-site road. The proposed road name is: Clover Court. The proposed project is within the Residential Single Family land use category and is located at 397 Melanie Lane, approximately 700 feet south of Grande Avenue, in the community of Nipomo. The site is in the South County Inland planning area. The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on December 15, 2005 for this project. Mitigation measures are proposed to address Air Quality and Water and are included as conditions of approval. County File No: SUB2004-00025. Assessor Parcel Number: 092,141,028. Supervisorial District 4. Date Accepted: August 31, 2005.

**Stephanie Fuhs, staff:** Presents staff report

**Mr. Marshall:** Requests if location has been evaluated for compliance with fire safety standards.

**Leroy Candena:** Requirement question regarding the 8' landscape whether it is for the front portion of the property and what the reasoning is behind it.

**Cory Kent:** Requests clarification regarding fire code compliance. Discusses her concerns with traffic use.

**Stephanie Fuhs, staff:** Clarifies, discussing emergency services traffic. Discusses private easement with no proposal for the street to go through.

**Thor Krichevsky:** Requests clarification regarding 8' landscaping requirement.

**James Caruso, staff:** Clarifies that subsequent applications to this project will have the 8' landscaping requirement.

**Rob Lewin, CDF:** Requests board have this item discussed later on this morning as he needs to speak with the applicant.

**Chairman Euphrat:** Discusses continuing item 1 later this morning and proceeding with item 2 with the board's unanimous decision to do so.

2. Hearing to consider a request by **JOHN BROBERG**, for a Vesting Tentative Parcel Map to subdivide an existing 18,675 square foot parcel into two parcels each of 9,337 for the purpose of sale and/or development. The proposed project is within the Residential Single Family land use category and is located at 419 Darby Lane in the community of Nipomo. The site is in the South County (Inland) planning area. Also to be considered at the hearing will be approval of the Environmental Document prepared for the item. The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Mitigated Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on December 29, 2005 for this project. Mitigation measures are proposed to address air quality, hazards / hazardous materials, noise, public services / utilities, transportation / circulation, and water and are included as conditions of approval. County File No: SUB2003-00251/CO 04-0190. Assessor Parcel Number: 092-271-005. Supervisorial District: 4. Date Accepted: July 3, 2004.

**Kerry Brown, staff:** Presents staff report.

**Chairman Euphrat:** Requests clarification regarding removal of structure on second parcel and a lack of condition for such. Discusses duplication error on Page 2-38

**Mr. Marshall:** Discusses interagency cooperation regarding choices and connecting the south end of the road to Hwy. 101.

**Ms. Salo:** Discusses assessed impact fees with Mr. Marshall.

**Pam Jardini, agent:** Requests approval of project and is in agreement with conditions as they are.

**Thereafter on motion by Mr. Marshall, seconded by Ms. Salo, and on the following roll call vote:**

**AYES:** Mr. Marshall, Ms. Salo, Ms. Arlin-Genet, and Chairman Euphrat  
**NOES:** None  
**ABSENT:** Mr. Nall

The Subdivision Review Board adopts the mitigated Negative Declaration in accordance with the applicable provisions of the California Environmental Quality Act, Public Resources Code Section 21000, et seq., and Document Number 2006-008 granting a Vesting Tentative Parcel Map to JOHN BROBERG based on the Findings in Exhibit A, and subject to the Conditions in Exhibit B, with the following added condition 15 to read: "Prior to recordation of the Parcel Map, the applicant shall remove the 4 structures on the site as noted on the approved tentative Parcel Map".

3. This being the time set for hearing to consider a request by **THOMAS AND DONNA NEWTON** for a vesting tentative parcel map to subdivide an existing 10 acre parcel into two parcels of 5 acres each for the purpose of sale and/or development. The project as conditioned will include off-site road improvements to Lyn Road and Camino Perillo. The proposed project is within the Residential Rural land use category and is located on the West side of Camino Perrillo (at 422 Camino Perillo) approximately 200 feet south of Lyn Road, approximately ½ mile South of the village of Los Berros. The site is in the South County planning area. Also to be considered at the hearing will be approval of the Environmental Document prepared for the item. The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Negative Declaration (pursuant to Public

Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on November 17, 2005 for this project. County File No: SUB 2004-00329/CO 04-0516. Assessor Parcel No.: 091-073-051. Supervisorial District: 4 Date Accepted: May 27, 2005.

**Karen Nall, staff:** Presents staff report.

**Ms. Arlin-Genet:** Cannot support project due to inconsistencies with the land use strategies set forth by the Air Pollution Control District (APCD).

**Thereafter on motion by Mr. Marshall, seconded by Ms. Salo, and on the following roll call vote:**

**AYES:** Mr. Marshall, Ms. Salo, and Chairman Euphrat

**NOES:** Ms. Arlin-Genet

**ABSENT:** Mr. Nall

**The Subdivision Review Board adopts the mitigated Negative Declaration in accordance with the applicable provisions of the California Environmental Quality Act, Public Resources Code Section 21000, et seq., and Document Number 2006-009 granting a Vesting Tentative Parcel Map to THOMAS AND DONNA NEWTON based on the Findings in Exhibit A, and subject to the Conditions in Exhibit B.**

4. This being the time set for hearing to consider a request by the **ANDERSON FAMILY TRUST** for a Vesting Tentative Parcel Map to subdivide an existing 4.32-acre parcel into four parcels of 1.07 acres for the purpose of sale and/or development. The project includes off-site road improvements to Cressy Street. The project would result in the disturbance of approximately 2.0 acres of a 4.32-acre parcel. The division will not create any new roads. The proposed project is within the Residential Single Family land use category and is located on the west side of Cressey Street (at 6393 Cressey Street), immediately north of Fourth Street, approximately 350 feet northwest of Highway 229 in the community of Creston, within the El Pomar planning area. Also to be considered at the hearing will be approval of the Environmental Document prepared for the item. The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et 0seq.) has been issued on November 10, 2005 for this project. Mitigation measures are proposed to address ag resources, water, wastewater and are included as conditions of approval. County File No: SUB2003-00307/CO05-0319. APN: 043-071-001. Supervisorial District: 1. Date Accepted: 9/23/05.

**Eric Greening:** Requests FEMA map, and other map differences be discussed at continued hearing for this item at the March SRB.

**James Caruso, staff:** Requests continuation of this item to March 6, 2006 SRB.

**Thereafter on motion by Mr. Marshall, seconded by Ms. Arlin-Genet, in the absence of Mr. Nall, and unanimously carried to continue this item to the March 6, 2006 Subdivision Review Board hearings.**

5. This being the time set for hearing to consider a request by **BRIAN PORTER** for a Tentative Parcel Map to subdivide an existing 1.04 acre parcel into four parcels of 0.43, 0.18, 0.18, and 0.18 acres each for the purpose of sale and/or development. The project includes off-site road improvements. The project will result in the disturbance of approximately 1.04 acres of a 1.04 acre parcel. The proposed project is within the Residential Single-Family land use category and is located at 135 Pino Solo Court, south of Primrose Lane, in the community of Nipomo. The site is in the South County (Inland) planning area. The Environmental Coordinator finds that the previously adopted Mitigated Negative Declaration for Parcel Map CO 00-0170 (ED 00-446) is adequate for the purposes of compliance with CEQA because no substantial

changes are proposed in the project which will require major revision of the previous Negative Declaration, no substantial changes occur with respect to the circumstance under which the project is undertaken which will require major revision of the previous Negative Declaration, and no new information of substantial importance has been identified which was not known at the time that the previous Negative Declaration was adopted. County File No: SUB2004-00377 / CO 05-0176 Assessor Parcel Number: 092-572-042. Supervisorial District: 4. Date Accepted: September 28, 2005.

**Brian Pedrotti, staff:** Presents staff report.

**Chairman Euphrat:** Requests clarification regarding homes and accessory building with staff responding.

**Mr. Marshall:** Discusses missing pages from the Negative Declaration.

**Brian Pedrotti, staff:** States the original Negative Declaration is in staff's office and directs staff to have copies made to present to members of the board.

**Cheri Fitzgerald:** Requests clarification regarding improvements on Pino Solo Road, and has concerns with drainage problems.

**Mr. Marshall:** Requests Ms. Fitzgerald defines drainage problems with Ms. Fitzgerald responding.

**Brian Porter, applicant:** States he has not heard of the drainage problem.

**Mr. Marshall:** Asks Mr. Porter if he is proposing anything new from the previously approved application, with Mr. Porter responding he is not proposing anything new.

**Morris Hand:** States his concern for plans for Primrose Lane.

**Brian Porter, applicant:** Introduces his brother Michael Porter, who is the General contractor for the project.

**Michael Porter, General Contractor, and Brian Porter, applicant:** Clarifies solution regarding drainage problem.

**James Caruso, staff:** Discusses curb, gutter, sidewalk, and drainage issues.

**Mr. Marshall:** Discusses status of dead end road and ensures it will not be changed.

**Michael Porter, Contractor:** Discusses driveway easement, and curb, gutter and sidewalk easements.

**Cheri Fitzgerald:** States she believes curb, gutter, and sidewalk would be unnecessary.

**Mr. Marshall:** States this piece of the sidewalk is important for improvements due to the fact that in the future the other lots may be subdivided with and must then adhere to improvement requirements.

**Thereafter on motion by Mr. Marshall, seconded by Ms. Arlin-Genet, and on the following roll call vote:**

<b>AYES:</b>	<b>Mr. Marshall, Ms. Arlin-Genet, Ms. Salo, Chairman Euphrat</b>
<b>NOES:</b>	<b>None</b>
<b>ABSENT:</b>	<b>Mr. Nall</b>

**The Subdivision Review Board finds that the project is consistent with the previously adopted Negative Declaration and Document Number 2006-010 granting a Tentative Parcel Map to BRIAN PORTER based on the Findings in Exhibit A, and subject to the Conditions in Exhibit B, with the following addition to Condition 2 b. Pino Solo Court widened to complete an A-2 section fronting the property, including an 8-foot wide landscaped parkway.**

6. Hearing to consider a request by **VISTA ROBLE LLC** for one Conditional Certificate of Compliance for APN 091-246-021, a 3.91 acre remainder lot of Tract 2381. The project is located on the northwest corner of Willow Road and Pomeroy Road, in Black Lake Village northwest of Nipomo, in the South County River planning area. The Environmental Coordinator finds that the previously adopted Negative Declaration (ED01-407) is adequate for the purposes of compliance with CEQA because no substantial changes are proposed in the project which will require revision of the previously adopted Negative Declaration, no substantial changes have occurred with respect to the circumstance under which the project is undertaken which will require revision of the previously adopted Negative Declaration, and no new information of substantial importance has been identified which was not known at the time that the previous Negative Declaration was adopted. Land Use Category: Recreation. County File No. SUB2004-00338 / C 05-0112. Assessor Parcel Number: 091-246-021. Supervisorial District: 4. Date Accepted: October 26, 2005.

**Jay Johnson, staff:** Presents staff report.

**Greg Nester, Vista Robles LLC:** Discusses lot number assignment, public review process, development of schematic for review boards' review, visual appearance of project, previous appeal of project, and tree removal mitigations.

**Eugene Garnsey:** Requests clarification on where the Willow Road extension will go.

**Jay Johnson, staff:** Clarifies on screen Mr. Garnsey's concerns.

**Mavi Edwards:** Property owner across the street from proposed project. States concerns for drainage and is aware of county working on a resolution.

**Thereafter on motion by Ms. Salo, seconded by Mr. Marshall, and on the following roll call vote:**

**AYES:** Ms. Salo, Mr. Marshall, Ms. Arlin-Genet, Chairman Euphrat  
**NOES:** None  
**ABSENT:** Mr. Nall

**The Subdivision Review Board finds that the project is consistent with the previously adopted Negative Declaration and Document Number 011, granting a Conditional Certificate of Compliance to VISTA ROBLE LLC based on the Findings in Exhibit A and subject to the Conditions in Exhibit B.**

#### **Item 1 re-visited**

1. This being the time set for hearing to consider a request by **DOMHILDUR KRICHEVSKY** for a Tentative Parcel Map to subdivide an existing) one acre parcel into four parcels ranging in size from 10,000 to 13,587 square feet, for the purpose of sale and/or development. The project includes off-site road improvements to Melanie Lane. The project will result in the disturbance of approximately 35,000 square feet of the one acre parcel. The division will create one on-site road. The proposed road name is: Clover Court. The proposed project is within the Residential Single Family land use category and is located at 397 Melanie Lane, approximately 700 feet south of Grande Avenue, in the community of Nipomo. The site is in the South County Inland planning area. The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Negative Declaration

(pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on December 15, 2005 for this project. Mitigation measures are proposed to address Air Quality and Water and are included as conditions of approval. County File No: SUB2004-00025.

Assessor Parcel Number: 092,141,028. Supervisorial District 4. Date Accepted: August 31, 2005.

**Robert Lewin, CDF:** Clarifies on overhead map a turnaround to be installed consistent with CDF requirements.

**Leroy Cadena, Pacific Engineering:** Discusses turnaround installation.

**Ms. Arlin-Genet:** Discusses trees, and stresses that developmental burning is prohibited.

**Ms. Salo:** Discusses her review of conditions regarding existing wells and septic systems requiring removal. Requests applicant adhere to stock conditions of approval and letter from County Environmental Health.

**Thereafter on motion by Ms. Arlin-Genet, seconded by Mr. Marshall, and on the following roll call vote:**

**AYES:** Ms. Arlin-Genet, Mr. Marshall, Ms. Salo, Chairman Euphrat  
**NOES:** None  
**ABSENT:** Mr. Nall

The Subdivision Review Board adopts the mitigated Negative Declaration in accordance with the applicable provisions of the California Environmental Quality Act, Public Resources Code Section 21000, et seq., and Document Number 2006-001 granting a Tentative Parcel Map to DOMHILDUR KRICHEVSKY based on the Findings in Exhibit A, and subject to the Conditions in Exhibit B, with the following changes: "the applicant shall obtain a fire safety clearance letter from the California Department of Forestry (CDF)/County Fire Department establishing fire safety requirements prior to filing the final parcel or tract map per the CDF letter dated August 29, 2005 and January 12, 2005, consistent with the grading plans dated February 5, 2006. a. Clover Court will have fire lane and no parking signs as required by CDF.

7. This being the time set for a continued hearing to consider a proposal by **NIPOMO SELF STORAGE, LLC** for a Parcel Map (CO 04-0581) to subdivide a 4.62-acre parcel into two parcels of 1.78 and 2.84 acres each for the purpose of sale and/or development. The project includes onsite off-site road improvements to Lindon Lane and Camino Caballo, and would result in approximately 1.09 acres of disturbance. The proposed project is within the Commercial Service land use category and is located at the southern terminus of Lindon Lane, approximately 660 feet southwest of the North Frontage Road in the community of Nipomo. The project site is in the South County (Inland) planning area. Also to be considered at the hearing will be approval of the Environmental Document prepared for the item. The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on November 18, 2005 for this project. Mitigation measures are proposed to address Air Quality, Biological Resources, Cultural Resources, Geology & Soils, Noise, Public Services/Utilities, Transportation/Circulation, and Water and are included as conditions of approval. County File Number: SUB2004-00281. Assessor Parcel Number: 091-327-076. Supervisorial District: 4. Date Accepted: April 21, 2005.

**Brian Pedrotti, staff:** Presents staff report.

**Mr. Marshall:** Requests clarification regarding dry line sewer and hookups to community sewer, with Ms. Salo responding. Discusses installation of collection lines.

**Eugene Garnsey:** States his property borders the mini storage whom he believes is a good neighbor. States he is concerned with Camino Caballo as being a county maintained road. States he is also concerned with road improvements and wants their road to remain closed.

**Mr. Marshall:** Addresses Mr. Garnsey's concerns and states the Public Works department's intent is that this road remains closed. Clarifies which road will be used for services.

**Rob Lewin CDF:** Requests clarification on the name of the road with staff responding. Road naming discussed.

**Eugene Garnsey:** Discusses Lindon Lane road name change.

**Thereafter on motion by Ms. Arlin-Genet, seconded by Mr. Marshall, and on the following roll call vote:**

**AYES:** Ms. Arlin-Genet, Mr. Marshall, Ms. Salo, Chairman Euphrat  
**NOES:** None  
**ABSENT:** Mr. Nall

**The Subdivision Review Board adopts the mitigated Negative Declaration in accordance with the applicable provisions of the California Environmental Quality Act, Public Resources Code Section 21000, et seq., and Document Number 2006-012 granting a Parcel Map to NIPOMO SELF STORAGE, LLC based on the Findings in Exhibit A, and subject to the Conditions in Exhibit B.**

#### PLANNING STAFF UPDATES

**Chairman Euphrat:** Discusses community plan updates.

**Ms. Arlin-Genet:** Discusses Smart Growth Principles adopted by the Board of Supervisors (BOS) and incorporation of such into the county's General Plan.

**Mr. Marshall:** Discusses authorization and requirements of Smart Growth Principles, and inconsistencies with other plans.

**Jim Orton, County Counsel:** Discusses the Smart Growth Principles' implementation into the General Plan so that they can be applied to projects.

**Chairman Euphrat:** Discusses implementation of Smart Growth Principles into the General Plan.

ADJOURN

Respectfully submitted,

Ramona Hedges, Secretary

Subdivision Review Board